

Community Meeting Notes

Petition Number: RPZ-2020-009

Date: Tuesday, March 03, 2020 – 7:00 p.m.

The following are notes from the required community meeting for the rezoning of 2.54 acres of parcel 223-121-09 to allow tennis courts between golf hole number 10 and US Hwy 521.

- There were 4 residents in attendance.
- The plan was introduced and explained by Mr. Mark Linch, President of the Ballantyne Country Club (BCC).
 - The need for new tennis courts is because existing tennis courts that the BCC uses in High Grove will be lost as a result of the sale of the land.
 - The tennis courts are allowed by right, but the reason for the rezoning is to allow the encroachment into a 50' buffer that was shown on original rezoning plan. The rezoning plan submitted shows the courts 20 feet off the property line.
 - The plan shows 5 total tennis courts, but the plan for the first phase of development is to install only two courts. Phase 2 will be the remaining 3 courts.

Below are the questions or comments asked by the residents, and the answers provided:

Question: Who received the notice letters?

Answer: The city provided a list of names and addresses to which the notices were to be mailed.

Question: From where is the 20 foot setback measured?

Answer: The 20' setback is measured off the existing Hwy 521 right of way line. If you measure off the existing edge of road, the distance is close to 60 feet.

Question: Will there be landscaping placed b/t the road and tennis courts?

Answer: Yes. The County Club wants to provide landscaping b/t the road and tennis courts to make the area look nice.

Question: Will golf carts be allowed to access the walkways to the tennis courts?

Answer: Yes.

Question: Will the new courts be clay courts or hard courts?

Answer: Hard courts.

Question: Do you have any cost estimates?

Answer: BCC has one estimate for about \$400,000. We would like to get a better price and have been discussing with another contractor.

Question: Will this require a membership vote to approve the construction of new courts?

Answer: No.

Comment: Residents saying they live across Hwy 521 would like to request landscaping between tennis courts and Hwy 521.

Response: The plan is to provide landscaping in this area.

Question: Will there be lights?

Answer: Yes. BCC will need to develop a schedule so that lights will not be on late and will automatically shut off.

Question: Were there any other locations considered for the new tennis courts?

Answer: Other locations were looked at but were determined to not be feasible. The location chosen is the best location.

Question: Any idea the timing of the phase 2 development?

Answer: That is unknown at this time.



EXHIBIT C - INTERESTED PARTIES COMMUNITY MEETING SIGN-IN SHEET

Petitioner: Ballantyne Country Club (BCC)

Meeting: Ballantyne Country Club Clubhouse, 11120 Ballantyne Crossing Avenue, Charlotte

Day/Time: Tuesday, March 3, 7:00 p.m.

Petition #: RZP-2020-009 Ballantyne Country Club Tennis Court Setback

NAME	ADDRESS / ZIP	PHONE	EMAIL
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FLOYD REESE	11345 BALLANTYNE CROSSING	704-341-8614	FUREESE@YAHOO.COM
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TOM + SALLY GOWER	14705 BALLANTYNE GLEN	704-808-8355	tgolder777@aol.com
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Brent Cowan	8720 Red Oak Blvd. Suite 20	704-227-9402	bcowan@bancorp.com (704) 661-2338
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Christine Hotnam	11311 Gunpowder Hill Dr.		chotnam@helenadams.com rcnny.com
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Doug Baumgartner	11131 McClure Manor Dr.		Charlotte NC
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NOTICE TO INTERESTED PARTIES OF A COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition files by Ballantyne Country Club (BCC) to reduce the buffer along Highway 521 for more suitable construction of tennis courts.

Meeting: Ballantyne Country Club Clubhouse, 11120 Ballantyne Crossing Avenue, Charlotte

Day/Time: Tuesday, March 3, 7:00 p.m.

Petition #: RZP-2020-009 Ballantyne Country Club Tennis Court

Dear Nearby Owner / Community Member:

The Ballantyne Country Club (BCC) filed a rezoning petition with the City of Charlotte to reduce the required buffer along Highway 521 from 50 feet to 25 feet. This applies to a 2.54 acre portion of BCC property. Zoning currently allows for the construction of the planned tennis courts. This rezoning petition is solely for the purpose of reducing the required buffer along Highway 521.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal.

The Charlotte Planning, Design & Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoin, is located across the street from, or is near the site.

Accordingly, BCC is providing this notice of the Community Meeting at the day, time, and location above. We look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime should you have any questions or comments about this matter, contact Mark Linch, President, Ballantyne Country Club Board of Directors, markoncourse@mindspring.com.

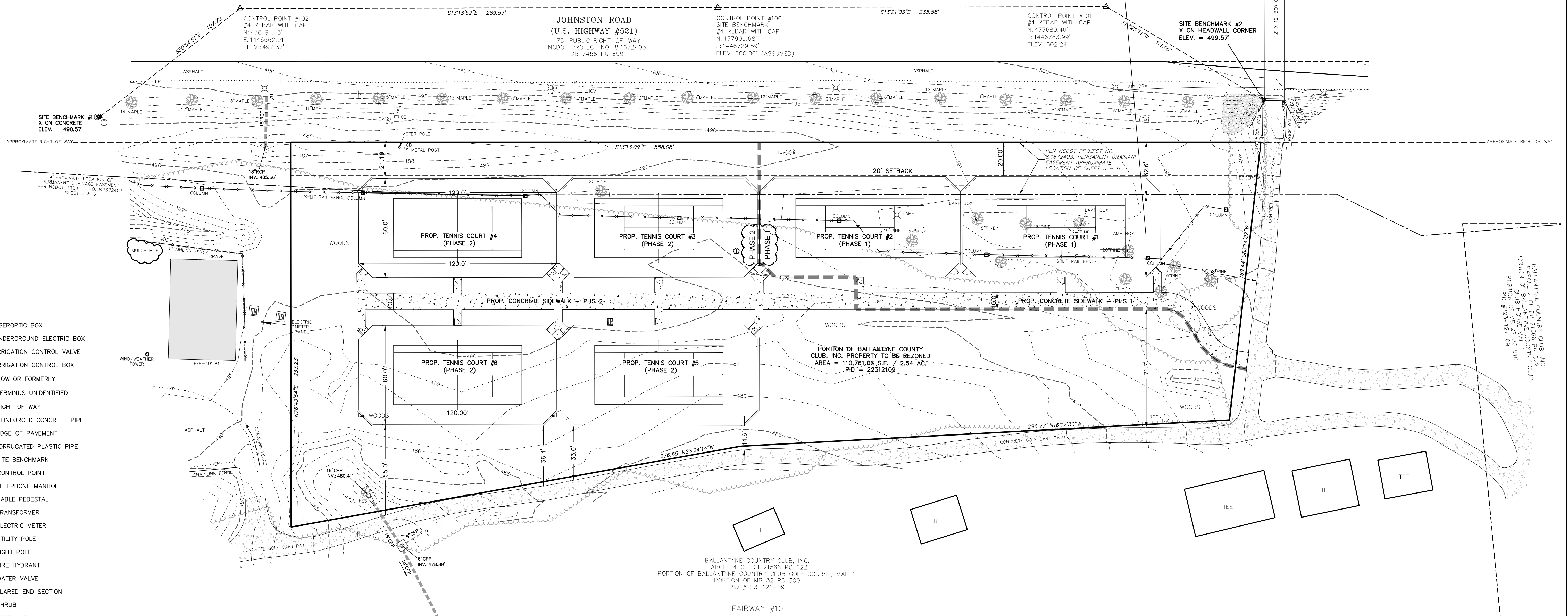
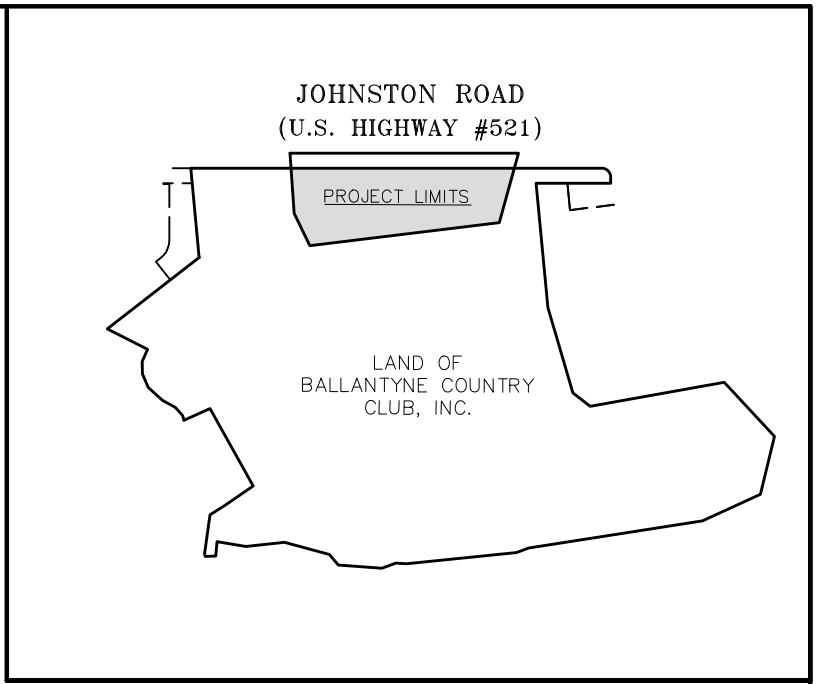
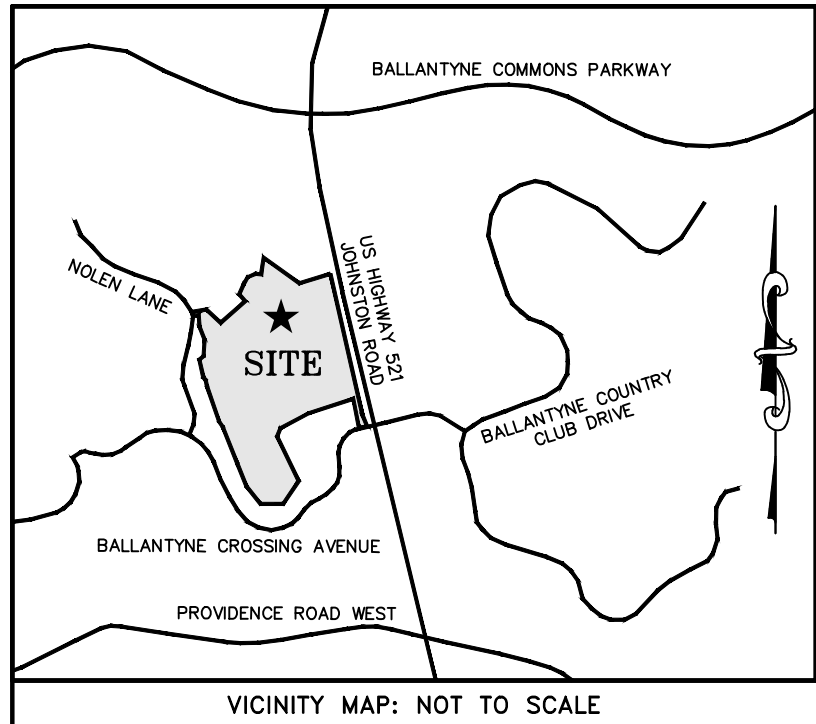
cc: Ed Driggs, District 7 City Council Representative

Date mailed: February 21, 2020

Polaris 3G Map – Mecklenburg County, North Carolina



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



LEGEND:

- FB FIBEROPTIC BOX
- UEB UNDERGROUND ELECTRIC BOX
- ICV IRRIGATION CONTROL VALVE
- ICB IRRIGATION CONTROL BOX
- N/F NOW OR FORMERLY
- T/U TERMINUS UNIDENTIFIED
- R/W RIGHT OF WAY
- RCP REINFORCED CONCRETE PIPE
- EP EDGE OF PAVEMENT
- CPP CORRUGATED PLASTIC PIPE
- △ SITE BENCHMARK
- ⊕ CONTROL POINT
- ⊕ TELEPHONE MANHOLE
- ⊕ CABLE PEDESTAL
- ⊕ TRANSFORMER
- ⊕ ELECTRIC METER
- ⊕ UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ FLARED END SECTION
- ⊕ SHRUB
- ⊕ TREE LINE
- ⊕ FENCE LINE
- ⊕ STORM DRAINAGE PIPE
- ⊕ RIPRAP
- ⊕ GOLF CART PATH
- ⊕ BUILDING

GENERAL NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP. THE PHYSICAL AND TOPOGRAPHIC DATA PROVIDED IN THESE DRAWINGS HAS BEEN COMPILED BY THE ISAACS GROUP AND THE ENGINEER OF RECORD (ENGINEER) IN SUPPORT OF THIS PROJECT AND CANNOT BE RELIED UPON BY OTHERS. "THE ISAACS GROUP" AND "THE ENGINEER OF RECORD" SHALL DEFINE THE TERM OF "ENGINEER" USED IN THE SUBSEQUENT NOTES.
- THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN AND THE UTILITIES SHOWN ON THIS PLAN MAY NOT BE IN THE EXACT LOCATIONS AS SHOWN. THE ISAACS GROUP, P.C. ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR ANY OMISSIONS IN SHOWING EXISTING UTILITIES THAT MAY BE WITHIN THE PROJECT AREA. THE CONTRACTOR IS 100% RESPONSIBLE FOR UTILIZING A PRIVATE LOCATOR AND APPROPRIATE UTILITY COMPANIES TO LOCATE THE SIZE, LOCATION, INVERTS, DEPTHS AND EXISTENCE OF ALL EXISTING UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, FIBER OPTIC, GAS, ETC.) TO HIS/HER SATISFACTION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

GENERAL PROVISIONS:

- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6.9, 12.17, 18.19, 20.21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE SPECIFIED CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE MORE RESTRICTIVE WILL APPLY. NO RESIDENTIAL UNITS ARE INCLUDED IN THIS SITE PLAN AMENDMENT.
- THE SITE PLAN IS SCHEMATIC IN NATURE AND REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF PROPOSED TENNIS COURT FACILITIES. MINOR CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC LAYOUT AND RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER / DEVELOPER AND SHALL BE HANDLED IN ACCORDANCE TO THE ZONING ORDINANCE, SECTION 6.207 (ALTERATIONS TO APPROVAL).

LIGHTING

- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE SHALL NOT EXCEED 25 FEET INCLUDING ITS BASE. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED AND SHIELDED SUCH THAT DIRECT ILLUMINATION DOES NOT EXCEED PAST ANY PROPERTY LINE AND SHALL BE CONSISTENT WITH THE ZONING ORDINANCE REQUIREMENTS.

TRANSPORTATION

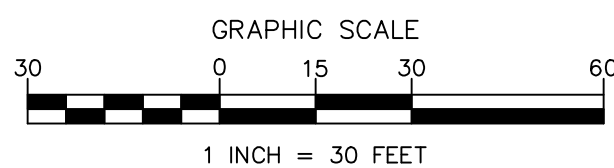
- VEHICULAR ACCESS POINTS SHALL BE FROM THE EXISTING DRIVEWAY AND PARKING LOT OFF BALLANTYNE CROSSING AVE. THAT SERVES THE BALLANTYNE COUNTRY CLUB. THERE WILL BE NO NEW ACCESS OFF JOHNSTON ROAD (U.S. HWY. 521).

PARKING

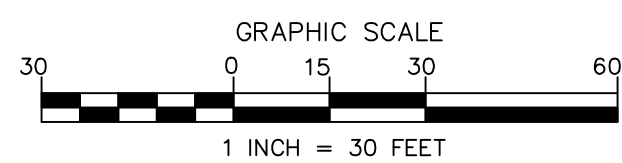
- PARKING SHALL MEET ORDINANCE REQUIREMENTS.

STORMWATER CONTROL MEASURES

- THIS SITE IS SUBJECT TO THE POST CONSTRUCTION STORMWATER ORDINANCE AND WILL QUALIFY FOR THE LOW DENSITY DEVELOPMENT WHICH WILL EXEMPT THIS SITE FROM HAVING STORMWATER CONTROL MEASURES.
- DETENTION EASEMENT HAVE BEEN PREVIOUSLY GRANTED TO THIS PROPERTY WHICH EXEMPT THIS SITE FROM DETENTION REQUIREMENTS.



PRELIMINARY
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION
1	ABC	02/14/20	ADDED PHASE LINE
2	ABC	03/03/20	NOTE REV PER REZONE STAFF REVIEW

DEVELOPMENT DATA

PREVIOUS REZONING PETITION: 1994-23(C)
TAX PARCEL ID: 223-121-09
EXISTING PARCEL ACREAGE: 41.73 ACRES
PORTION OF PARCEL TO BE REZONED: 2.54 ACRES

EXISTING ZONING: MX-1 (SPA)
PROPOSED ZONING: MX-1 (SPA)
PROPOSED USES: OUTDOOR RECREATION/TENNIS COURTS
SETBACK REQUIREMENTS FOR LAND TO BE REZONED:
HIGHWAY 521 SETBACK: 20'
SIDE YARD: 0'
REAR YARD: 0'

REZONING PETITION NO. RPZ-2020-009

ISAACS GROUP
CIVIL ENGINEERING/GEOTECHNICAL SURVEYING

Project: **BALLANTYNE COUNTRY CLUB**
CHARLOTTE, NORTH CAROLINA

Title: **REZONING SKETCH PLAN**

File #: 19159-PB.DWG Date: 12/19/19 Project Egr: ABC
Design By: ABC
Drawn By: BWR
Scale: 1"=30'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

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